

MIAMI BEACH

OFFICE OF THE CITY MANAGER

NO. LTC # 215-2015

LETTER TO COMMISSION

TO: Mayor Philip Levine and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: May 21, 2015

SUBJECT: **GARAGE EXPANSION – ENTERTAINMENT DISTRICT**

On March 18, 2015, the Mayor and Commission held a Transportation Workshop, where recommendations were presented to address mobility and traffic congestion in the city. On April 29, 2015, the Washington Avenue Blue Ribbon Panel presented various recommendations to the Mayor and Commission regarding proposed enhancements to the entertainment district. One recommendation was to remove the existing on-street parking on Washington Avenue and expand the number of parking garages in the area as replacement parking. This removal of on-street parking would allow for more efficient and viable transit options (circulator/trolley) by:

- Reducing traffic congestion generated from vehicles searching for a parking space and “circling the block”; and
- Reducing traffic congestion related to vehicular access in/out of a parallel parking.

As a result, the Mayor and Commission gave direction to the Administration to explore any and all possibilities to develop parking garages in the entertainment district.

Existing Conditions

Currently, there are 335 on-street parking spaces on the east and west sides of Washington Avenue between 5th and 17th Street. These parking spaces serve as metered parking, disabled parking, passenger loading zones, freight loading zones, and taxicab stands. The following is an inventory of parking spaces for each block (east and west sides):

Block No.	East Side	West Side	Total
500	11	12	23
600	16	9	25
700	11	14	25
800	11	10	21
900	8	10	18
1000	6	14	20
1100	12	5	17
1200	19	16	35
1300	17	14	31
1400	20	21	41
1500	21	22	43
1600	21	15	36
Total	173	162	335

Additionally, there are four municipal parking facilities in the area, including Municipal Parking Lot No. P16, located at 1262 Collins Avenue (50 parking spaces), Municipal Parking Lot No. P13, located at 1020 Washington Avenue (37 parking spaces), Municipal Parking Lot No. P12, located at 900 Washington Avenue (22 parking spaces), and Municipal Parking Garage No. 2, located at 1100 Washington Avenue (134 parking spaces), for a total of 242 off-street parking spaces; and 335 on-street parking spaces equates to a grand total of 577 parking spaces in the area.

Garage Expansion

The City's CIP Department and Parking Department investigated the feasibility of constructing parking garage buildings at these three municipal parking lots. Additionally, an analysis to potentially add parking levels to Municipal Parking Garage No. 2 (G2), located adjacent to the Miami Beach Police Department on Washington Avenue and 12th Street was done.

The following preliminary analysis was based on field site visits, review of the plans of the existing facilities, gathering of real construction costs on completed parking garages in Miami-Dade and Broward Counties, research of the City of Miami Beach Code of Ordinances for any possible limitations to the design and construction of new parking garage facilities at each of the proposed locations, and an overview of different types of parking garage layouts that could be constructed at each of these locations. The following are the results.

Municipal Parking Lot No. P16 (1262 Collins Ave)

Municipal Parking Lot No. P16 is located at southwest corner of the intersection of 13th Street and Collins Avenue, opposite of Municipal Parking Garage No. 3 (G3). This lot was recently renovated and was completed in May 2015. The project included the reconfiguration of the parking space layout, increase of green areas, installation of LED lighting, improving accessibility, and overall beautification of the parking lot. This lot has a total of 50 parking spaces, including three disabled parking spaces. Three additional on-street parking spaces along Collins Avenue were created when the new parking lot driveway was relocated to 13th Street, as part of the renovation.

A parking garage similar in size to Municipal Parking Garage No. 3 (G3), located at the northeast corner of the intersection of 13th Street and Collins Avenue, could be constructed. The lots are similar in size and shape. The site area of P16 encompasses approximately 21,000 square feet (SF). The lot size where G3 encompasses approximately 28,000 SF. Parking Garage G3 has four floors of parking that accommodate approximately 280 vehicles, and is designed in a staggered floor pattern, two-bay, single-threaded helix configuration.

Additional considerations in the design of a new parking facility on this parking lot include a building height restriction not to exceed 75 feet, or eight stories in height, as per City Ordinances and the design will have to be submitted for review and approval by the Historic Preservation Board (HPB). Based on the size of the existing site and City Ordinance regulations it is possible that a parking garage with a two-bay, single threaded helix configuration can be constructed in this lot. Furthermore, based on current construction costs it is estimated that the construction of an eight-story parking garage with approximately 405 spaces will cost approximately \$12.8M, which represents approximately \$32K per space.

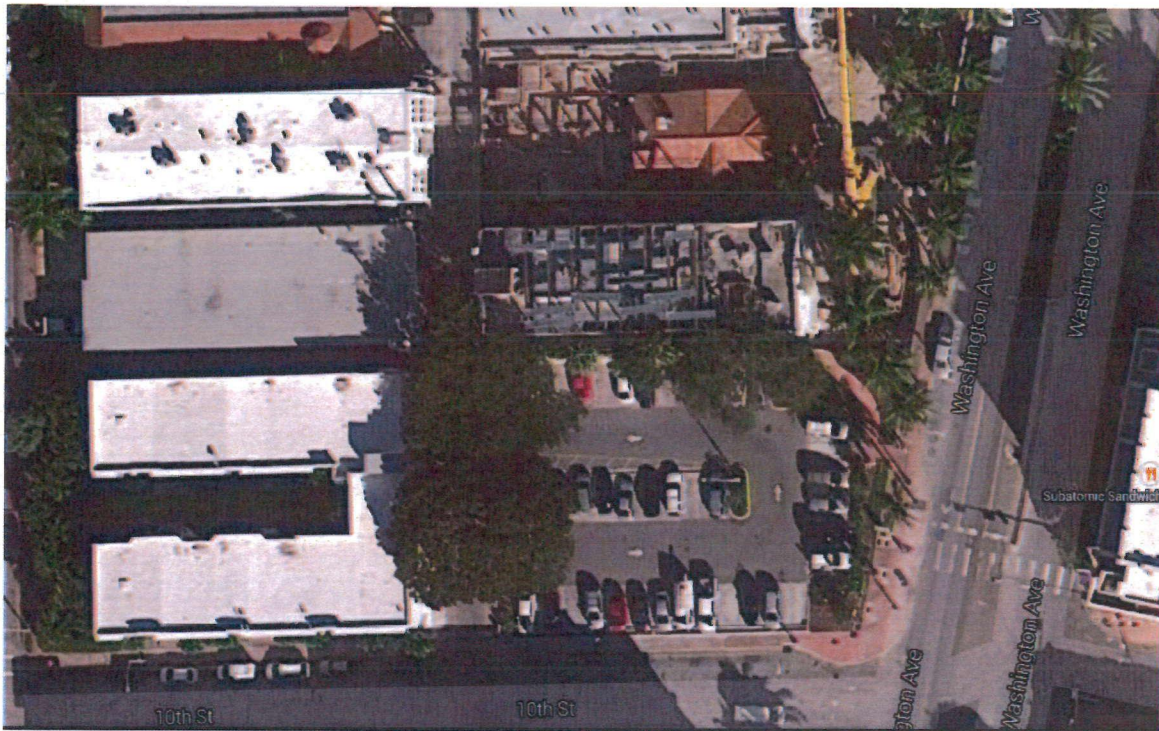


Municipal Parking Lot No. P13 (1020 Washington Ave)

Municipal Parking Lot No. P13 is located in the northwest corner of the intersection of 10th Street and Washington Avenue. The parking lot abuts an alleyway (Drexel Court) to the west and holds a total of 37 parking spaces, including two disabled parking spaces. Renovations to this lot were completed in 2013, which included reconfiguration of the parking spaces, including two additional conventional parking spaces, use of pervious concrete, installation of LED lighting, improved accessibility, and overall beautification of the parking lot.

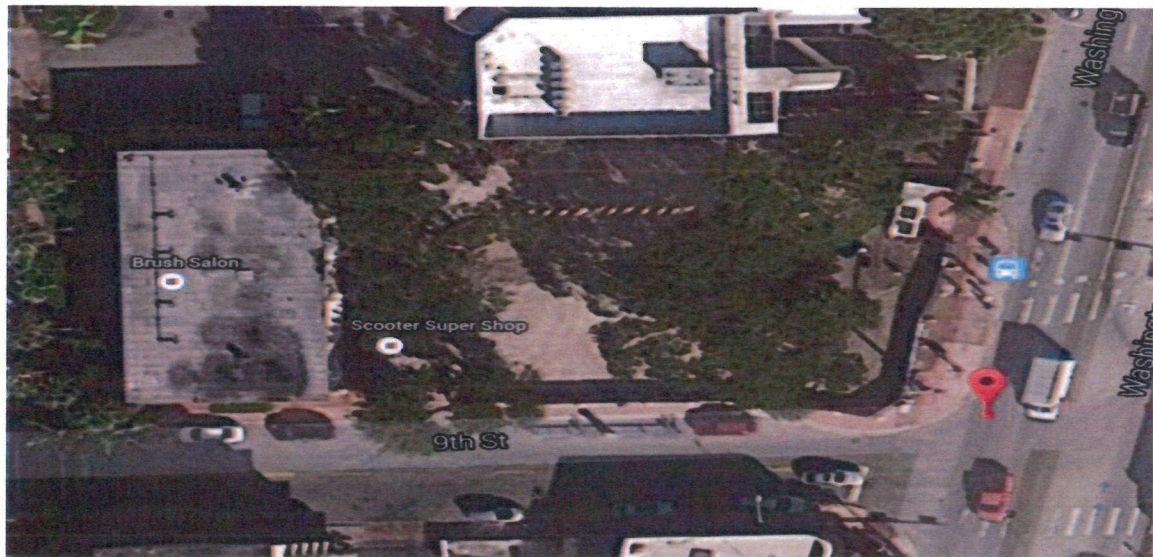
The site area of P13 encompasses approximately 14,700 SF. Due to zoning regulations in the area where P13 is located, a proposed parking garage cannot exceed a height of 50 feet. Another item that should be accounted for would be mitigation of the existing landscaping in the lot. There are existing large trees on the west end of P13 that remained during the renovation of the lot and these should be salvaged.

A parking garage with a maximum of five stories could be constructed in this location. It should also be noted that the frontage and geometry of the lot's site will restrict the design of a parking garage structure in this lot, thus a parking facility at this location will be rather small as its perimeter dimensions are the minimum recommended dimensions for a parking garage footprint. Thus, it is recommended that in-depth studies by an engineer should be performed to determine the feasibility of constructing a parking garage structure in this lot. It is estimated that, if feasible, the parking garage could hold up to 140 parking spaces. Possible configurations for a new parking facility include a flat floor system structure with two one-way bays with angled parking and concentric, opposed plane helical access ramps or with one-way access ramps at the perimeter of the structure. It is assumed that no vehicles will be parked along the access ramps. Estimated construction costs for this parking garage is \$5.3M, or approximately \$38K per space.



Municipal Parking Lot No. P12 (900 Washington Ave)

Municipal Parking Lot No. P12 is located at the northwest corner of the intersection of 9th Street and Washington Avenue. Renovation of this parking lot was substantially completed in March 2015. Improvements to this parking lot included the installation of a new drainage system, new LED lighting, new landscaping, and added green areas. There are a total of 21 conventional parking spaces and one disabled parking space in this lot. Construction of a parking garage on this parking lot is not recommended due to the size of the lot. The site area of P12 encompasses approximately 14,200 SF. The frontage measurements of this lot are not suitable for the construction of a parking garage structure as these are less than the minimum perimeter dimensions recommended for the footprint of a parking facility.



Municipal Parking Garage No. 2 (G2) (1100 Washington Ave)

G2 is a multi-level parking garage that serves the police headquarters and its visitors. The parking structure is divided into two areas, the police headquarters' parking and the visitors' parking. These two parking sections are not connected.

The police headquarters' parking is five stories and most of the floors in this portion of the garage have been subdivided into two levels. The garage encompasses most of the western quadrant of the building and the parking garage has approximately 420 vehicular parking spaces and seven motorcycle spaces as per plans. This component of the garage is not accessible to the public.

The visitors' parking garage is located along the north end of the property. It is four stories in height and it accommodates 134 vehicular parking spaces. This garage does not have any motorcycle spaces.

G2 was designed in 1984 in compliance with the design standards that were applicable at that time. The existing plans do not indicate that this parking structure was designed with the intent of adding other parking levels; however, review of the design criteria utilized for the design of this facility indicates that construction of additional parking level(s) is achievable. Nonetheless, further in-depth studies by an engineer must be performed in order to determine the feasibility, design, and number of additional spaces that could be incorporated. The design should also consider that the two parking sections must remain separated. Further, City Ordinances specify a height restriction in the zone where this building is located that cannot exceed a height of 50 feet. Thus, the design of additional parking levels should not exceed this height restriction unless a variance is granted. The design plans show that the elevation of the police headquarters' parking area is at 43'-11" and the elevation of the visitors' parking area is at 28'-8".

Also, as specified in existing plans, the helipad located at the southeast quadrant of the building is located at an elevation of 50'-0", which must be taken into consideration when developing plans to ensure sufficient clearance for the helipad landing.

Based on these design and construction parameters, it is possible that one or two additional parking levels could be incorporated to the visitors' parking area that could replicate the uppermost level of this section of the parking garage. Due to the architectural design of this parking garage, it is also possible that some of the existing levels could be expanded to accommodate additional vehicles. The additional levels and expansion could potentially represent an increase of 100 parking spaces at an estimated \$1.5M or \$15K per space.



The chart below illustrates a potential net increase of 558 off-street parking spaces along the Washington Avenue corridor and estimated costs. The 779 proposed spaces exceed the existing 577 on and off-street parking spaces in the area. Additionally, other sites in the area have been identified as potential public-private partnership opportunities that may further increase off-street parking inventory.

Washington Avenue Municipal Parking Facilities	Existing Spaces	Proposed Spaces*	Net Increase	Cost p/Space*	Total*
Garage No. 2	134	234	100	\$14,854	\$1,485,400
P16 Collins/13th Street	50	405	355	\$31,682	\$12,831,332
P13 Washington/10th Street	37	140	103	\$37,321	\$5,281,151
Total	221	779	558		\$19,597,883
* Estimated.					

Next Steps

The City will undergo its budget approval process at least three (3) scheduled Finance and Citywide Project Committee meetings this summer. These initiatives, along with other policy issues, will be presented for discussion.

- c: Kathie Brooks, Assistant City Manager
 Patricia Walker, Chief Financial Officer
 Mark Taxis, Assistant City Manager
 Joe Jimenez, Assistant City Manager
 Marcia Monserrat, Special Projects Coordinator
 David Martinez, P.E., CIP Director
 Jose Gonzalez, Transportation Director
 Saul Frances, Parking Director

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